

REZONING REPORT

▶ **FILE #:** 5-S-26-RZ

AGENDA ITEM #: 43

AGENDA DATE: 5/14/2026

▶ **APPLICANT:** LAWLER WOOD, LLC

OWNER(S): Clarence and Mary Sexton c/o Matt Sexton

TAX ID NUMBER: 56 13903 056NE001, 004, 005, 006, 007, 008

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 BRICKYARD RD (0, 0, 1901, 1907, 1911, 1920 ABIGAIL WAY)

▶ **LOCATION:** South side of Powell Dr, east side of Brickyard Rd

▶ **APPX. SIZE OF TRACT:** 18.31 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Brickyard Road, a major collector with a pavement width which varies between 22 ft and 24.5 ft within a right-of-way which varies between 51.5 ft and 56 ft. Access is also via Abigail Way, a private street with a 25-ft pavement width within a 40-ft right-of-way, and Powell Drive, a four-lane major arterial with a center turn lane within an 80 to 90 ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

▶ **CURRENT ZONING:** RA (Low Density Residential), A (Agricultural)

▶ **REQUESTED ZONING:** CN (Neighborhood Commercial), OB (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **EXTENSION OF ZONING:** Yes, this would be an extension of the OB zone.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, commercial - A (Agricultural), OB (Office, Medical, and Related Services), CA (General Business)

South: Agriculture/forestry/vacant land, single family residential, rural residential - RA (Low Density Residential)

East: Multifamily residential - PR (Planned Residential) up to 5 du/ac

West: Single family residential, agriculture/forestry/vacant land - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area features a mix of residential, civic, and limited commercial uses. The Angora Frog Farm and Dog Park, Crown College, Temple Academy, and Powell High School are nearby in the immediate surrounding area. Residential uses include single-family dwellings on varying lot sizes and townhouse developments.

STAFF RECOMMENDATION:

- **Approve the OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial) zones as shown on Exhibit C because they are consistent with the adopted plans and surrounding area.**

COMMENTS:

The applicant is requesting to rezone 6 contiguous parcels and a portion of parcel 056 13903 (0 Brickyard Rd) to the OB (Office, Medical, and Related Services) zone and a roughly 4.5-acre portion of parcel 056 13903 to the CN (Neighborhood Commercial) zone, as shown on Exhibit C: Zoning Boundary Changes.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. The largest parcel associated with this rezoning request (056 13903) has direct access to Powell Drive, a four-lane major arterial road with a center turn lane and sidewalks that was constructed in 2015, spanning from W Emory Road to the north and Clinton Highway to the south.
2. In 2024, the Brickyard Road Roundabout was installed at the intersection of W Beaver Creek Drive and Brickyard Road to improve roadway safety and provide pedestrian connections to the nearby college and community. A sidewalk was installed along Brickyard Road connecting to Powell Drive, which will connect to the planned Powell High School Greenway.
3. The Angora Frog Farm and Dog Park was opened across the street from the subject property in August 2024.
4. Since the mid-1990s, the surrounding area has experienced a gradual shift from the A (Agricultural) zone to the OB (Office, Medical, and Related Services), PC (Planned Commercial), RA (Low Density Residential), and PR (Planned Residential) from up to 3.5 to up to 6 du/ac zones.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The OB (Office, Business, and Medical Services) zone is intended to provide for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas, and to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.
2. The CN (Neighborhood Commercial) zone is intended to provide opportunities to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods. It is intended to provide for the recurring shopping and personal service needs for nearby residential areas and should generally be placed at street intersections that include either a collector or arterial street, as close to the edge of the neighborhood as possible. The applicant has requested to rezone a 4.5-acre portion of the parcel located at the intersection of Brickyard Road, a major collector, and Powell Drive, a major arterial, to the CN zone.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The uses allowed in the requested OB and CN zones are compatible with those of the surrounding zoning, which largely consists of properties zoned OB, RA, and PR from up to 3.5 to 6 du/ac.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The historic Brown Cemetery is a roughly 11,500 sq ft square lot near the northwestern corner of parcel 056 13903, which has an access easement connecting to Powell Drive. Compliance with applicable state regulations regarding development permits and grading near the cemetery would be required.
2. The CN zone has development performance standards intended to maximize compatibility between commercial and adjacent residential uses, such as increased setbacks, landscaping standards, pedestrian connections, and site lighting requirements.
3. The OB and CN zones at this location are not anticipated to negatively impact the surrounding area, which consists of a mix of residential, non-residential, civic, and public uses.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.

1. The subject properties are designated TN (Traditional Neighborhood) on the Future Land Use Map. The TN place type is intended for areas that feature a mix of housing types with a walkable block pattern and near parks and schools. Small office, commercial, and civic uses may also exist in these areas along major thoroughfares. The requested OB and CN zoning at this location supports the intent of the TN place type, as the subject property is located near major collector and arterial streets in an area that features a mix of public parks, schools, colleges, and commercial uses.

2. The CN and OB zones are partially related to the TN place type. Partially related zones require additional review criteria, and the OB and CN zones meet the first criterion, and the allowable uses in both zones align with the recommended land use mix.

3. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policies 4: Incentivize walkable mixed-use centers, corridors, and neighborhood service nodes as the preferred form of commercial development, and 5: create neighborhoods with a variety of housing types and amenities in close proximity.

4. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development, expansion of the Knox County economy, and a wide range of housing choices. The CN and OB zones support the intent of the Planned Growth Area.

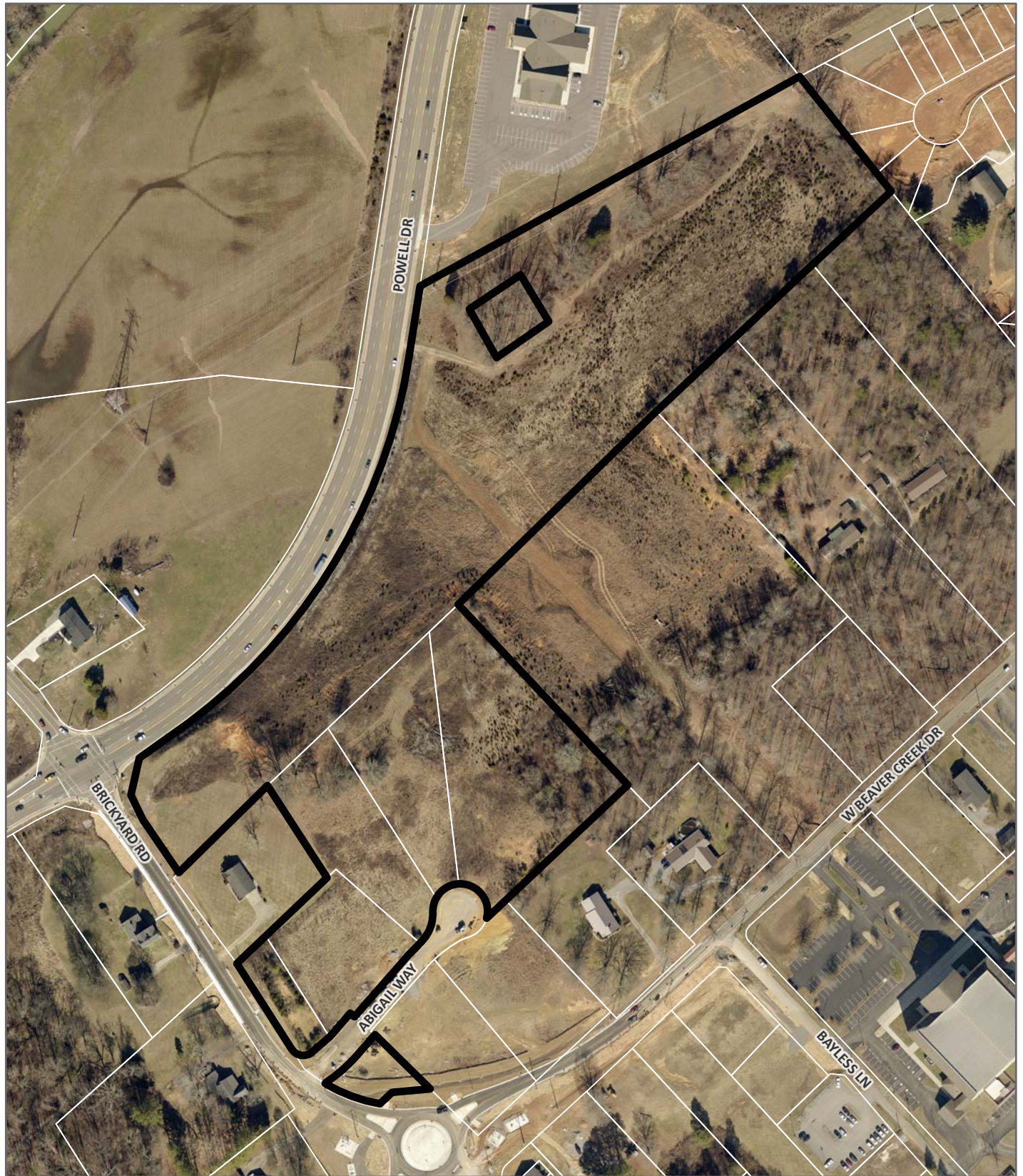
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell High.

If approved, this item will be forwarded to Knox County Commission for action on 6/15/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

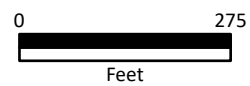
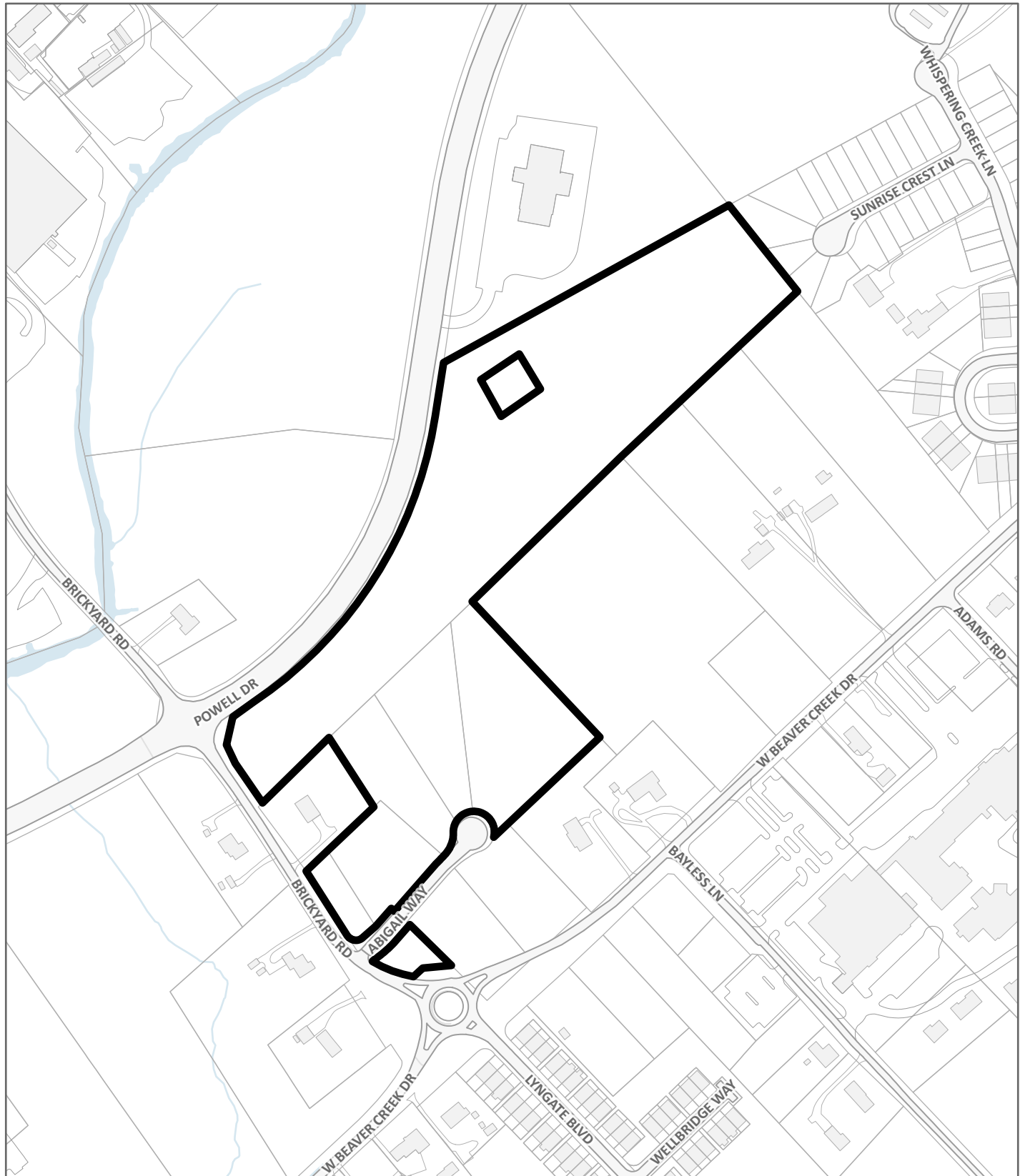


Exhibit A. Contextual Images



LOCATION MAP

5-S-26-RZ



Case boundary



Existing Land Use Map

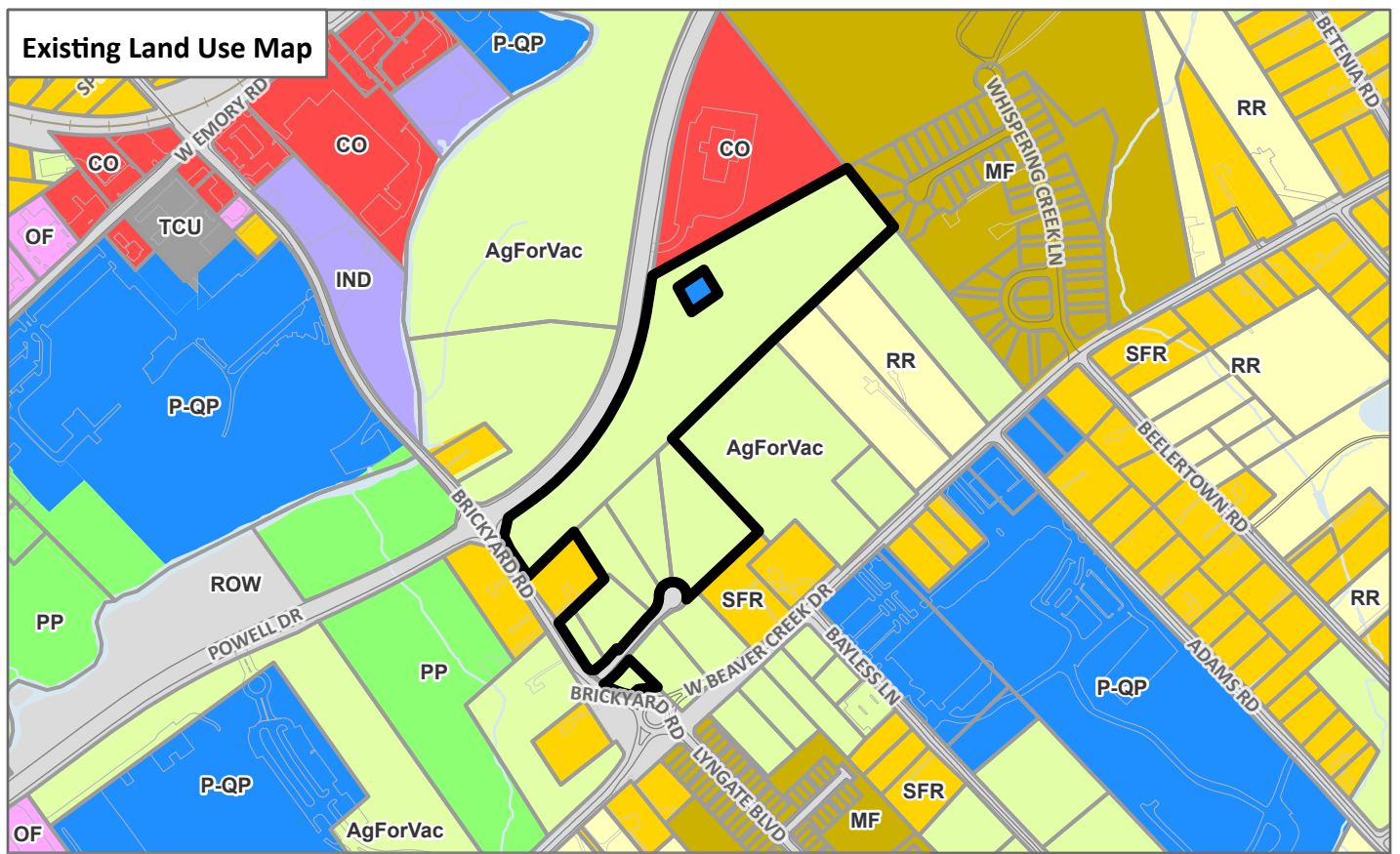
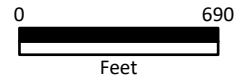


EXHIBIT A, CONTEXTUAL MAPS

5-S-26-RZ



Case boundary



Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

April 27, 2026

May 16, 2026

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

 Robert Finley

03/03/26

Robert Finley

Applicant Signature

Applicant Name

Date